029.0	0004	0020.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	750,800	/	750,800
USE VALUE:	750,800	/	750,800
ASSESSED:	750,800	/	750,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLAHERTY TYLER
Owner 2:	LABRIE JESSICA
Owner 3:	
Street 1:	31 TUFTS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DALY FRANCES E/ ESTATE -
Owner 2:	-
Street 1:	26920 LAKE RD
Twn/City:	BAY VILLAGE
St/Prov:	OH Cntry:
Postal:	44140

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1522 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	294,800		456,000	750,800
Total Card	0.115	294,800		456,000	750,800
Total Parcel	0.115	294,800		456,000	750,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 493.30 | /Parcel: 493.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	20373
GIS Ref	
GIS Ref	
Insp Date	08/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 029.0-0004-0020.0

!2455!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,900	0	5,000.	456,000	750,900	750,900	Year End Roll	12/18/2019
2019	101	FV	235,100	0	5,000.	484,500	719,600	719,600	Year End Roll	1/3/2019
2018	101	FV	235,100	0	5,000.	353,400	588,500	588,500	Year End Roll	12/20/2017
2017	101	FV	234,600	0	5,000.	307,800	542,400	542,400	Year End Roll	1/3/2017
2016	101	FV	234,600	0	5,000.	262,200	496,800	496,800	Year End	1/4/2016
2015	101	FV	228,900	0	5,000.	256,500	485,400	485,400	Year End Roll	12/11/2014
2014	101	FV	228,900	0	5,000.	210,900	439,800	439,800	Year End Roll	12/16/2013
2013	101	FV	228,900	0	5,000.	200,600	429,500	429,500		12/13/2012

PRINT

Date	Time
12/10/20	17:51:39

LAST REV

Date	Time
11/04/19	15:59:06

jorourke

USER DEFINED

Prior Id # 1:	20373
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2455

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DALY FRANCES E/	1547-184	1	8/9/2019	Estate/Div	768,700	No	No		
HIGBY RONALD &	809-9		8/26/1971	Family		No	No		Frances E Daly aka Frances Daly Butler dod 9/

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/1996	257	Manual	9,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2019	SQ Returned	JO	Jenny O
8/19/2017	MEAS&NOTICE	HS	Hanne S
5/1/2009	Inspected	189	PATRIOT
4/28/2009	Measured	163	PATRIOT
3/30/2001	Inspected	201	PATRIOT
11/9/2000	Hearing Chag		
2/17/2000	Mailer Sent		
2/17/2000	Measured	263	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33988166
Const Adj.:	0.98990101
Adj $ / SQ:	165.794
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427293
Depreciation:	132461
Depreciated Total:	294832

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 6	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

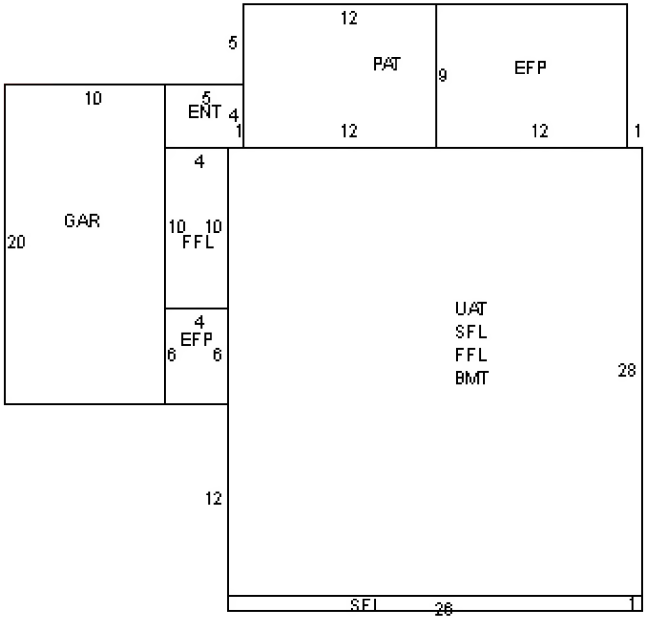
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.37
Special Features:	0	Val/Su Net:	101.94
Final Total:	294800	Val/Su SzAd	193.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	165.790	127,330
SFL	Second Floor	754	165.790	125,009
BMT	Basement	728	49.740	36,209
GAR	Garage	200	27.220	5,444
UAT	Upper Attic	182	66.320	12,070
EFP	Enclos Porch	132	47.370	6,252
PAT	Patio	108	5.660	612
ENT	ENTRY	20	26.130	523
	Net Sketched Area:	2,892	Total:	313,449
Size Ad	1522	Gross Are	3438	FinArea 1522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0004-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: